

Town of New Lebanon
Zoning Rewrite Committee
Minutes – July 25, 2023

Present: Elizabeth Brutsch, Greg Hanna, Jim Carroll, Tony Murad, Steve Powers, Donald Lamonica and Ted Salem. Melba Kurman was also in attendance. The meeting was live streamed.

The meeting was called to order at 7 PM.

1. Introductory Local Laws 2-5 of 2023

With the exception of storage sheds (see below), the board referred these local laws to the county and town planning boards and for public hearing in August. Ted noted that there may have been confusion about LL 2 and 3 viz, the Old Route 20 parcel. LL2 corrected a mistake made in 2020, restoring a portion of the parcel to General Commercial, exactly as it was before that map was adopted with a 500 ft depth. LL3 extends the depth of the General Commercial zone to 1,000 feet, consistent with the committee's goal of depth uniformity where possible. LL3 effectively supersedes LL2.

In response to a question from Melba, the proposed Commercial Event Venue use is restricted in LL3 to commercial districts, however, there is consideration for it to be included in the historic overlay if that course of action is pursued.

2. Storage Sheds

Elizabeth and Jim will take lead in developing design standards, in compliance with the Town Board's directive that this use should be continued, albeit with enhanced design standards and perhaps more precise siting criteria. The committee agreed that consideration of any siting criteria should follow design standards.

3. Mt. Lebanon Historic Preservation

The committee agreed that several members of the neighboring community were concerned about the extent and type of uses that were being considered, although there was no outright objection to the concept of expanded uses. Melba, as others, expressed concern about the Commercial Event Venue, although special events have been held at The Ruins at Sassafra without any register of complaint. Several attendees were very concerned about Manufacturing and Light Industrial. Steven noted that the CAC is working on the Open Space Inventory that might affect portions of the overlay discussed at the special meeting, however, that is two years off.

After discussion, the committee agreed that providing the institutional organizations with opportunities to develop alternative revenue streams in order to preserve historic buildings was a positive for the Town and that it should adopt a position in favor of developing an historic overlays follows:

- along and around Darrow Road (although the depth is open to discussion)

- expand uses. Clearly an alternative to Manufacturing and Light Industrial is indicated; something similar to the Small Business Operation without necessarily involving on site sales. Also revisit Commercial Event Venue. There is also a need to define new uses that would be restricted to existing buildings, Ted will develop an updated list of uses.
- The Special Use Permit, administered by the Planning Board, is the appropriate vehicle for administering the overlay. The PB has the ability to require escrow in order to acquire expert input, as it does in the engineering realm.
- There was discussion as to whether current site plan review standards were sufficient to address neighborhood integrity and whether to defer any additional standards to the Shaker Preservation Committee. The Committee agreed to revisit the standards that Elizabeth drafted. She will send them around in a week or so. This would not preclude the SPC recommending additional standards of a more exacting nature.
- The committee will share a draft of a more concrete concept paper with the SPC. It is of note that the Town Board asked the ZRC to refrain from making any additional zoning proposals until at least Jan 2025. In the meantime, Ted will share this framework with Josh and also with the TB, if asked.

4. Status of other 2023 work plan items

Deferred

The meeting was adjourned at 8:25 PM

The next meeting of the ZRC will be Monday, September 18 at 7 PM in Town Hall.

Respectfully submitted, Ted Salem, Chair